

SAMPAN

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Free

China Trade retailers struggle to overcome slumping sales

by Cecilia Wong

When the China Trade Center opened in February 1986, it was viewed by the Chinatown community as an important step in its effort to expand the neighborhood and reduce the size of the Combat Zone.

But after two years of operation, the center's Asian-themed retail arcade has lost most of its original tenants as well as much of its Asian flavor.

With the exception of its basement restaurants - which appear to be doing substantial lunchtime business - retail trade at the center has been less than brisk.

Moreover, much of the center's second floor space - meant to be leased for retail purposes - is currently either unoccupied or being transformed into office space.

Located in a 101-year-old building at the juncture of Washington and Boylston Streets, the China Trade Center was a joint development effort of the nonprofit Chinese Economic Development Council (CEDC) and the Boylston Development Groups Limited Partnership, a subsidiary of the Bay Group of Boston.

According to the terms of the agreement, CEDC retains ownership of the land on which the building stands, while the Bay Group owns and manages the building.

While shop owners and developers say the reasons for the center's retail failure are diverse, all seem to agree that the center's proximity to the Combat Zone continues to be a major stumbling block to its success.

"I can't go on with business the way it is," says Gary Contrino, who operates a clothing and tailor shop on the first floor. "I hope the area gets better, but business-wise - it's dead. You can ask anybody on this floor and they'll say the same thing."

While most tenants agree the Combat Zone continues to be a factor, several suggest the design and name of the building, as well as Bay Group's alleged failure to adequately promote it, have all contributed to the poor

showing of its retail outlets.

"Nothing's in the windows," says Ringo Yu of Asia Travel, one of the few original retail tenants still in the building. "The people don't know what's inside the building. They don't have a big sign."

Moreover, he adds, "when people come in for lunch, they just go downstairs to the basement where the restaurants are. When they finish eating, they

walk upstairs without having to pass through the shops....They may not even be aware of shops on the second level," Yu says.

While lack of visibility may have once been a problem for second floor merchants, it certainly isn't one now since retail tenants have virtually abandoned the floor. "It isn't worth it for people to come in and find so

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CEDC sees brighter future for Trade Center retailers

by Robert O'Malley

When the Chinese Economic Development Council reached an agreement with the Bay Group to develop the China Trade Center, it knew that the building's location in the Combat Zone could pose a problem.

Still, says Yuk Sung, CEDC's executive director, the risk was considered worthwhile since it gave Chinatown an anchor in the Combat Zone and made it possible to rid the area of at least some of its porno shops.

"The major goal for CEDC is how to expand Chinatown, because Chinatown is overcrowded," says Sung. "We were the first to make the move."

According to Sung, CEDC

officials knew from the start they "would have some problems attracting people to that area."

While the Massachusetts Rate Setting Commission offices on the top four floors and other offices scattered on the other floors have been a successful component of the project, Sung admits the retail component on the first and second floors has not fared as well.

"There were some problems between the tenants and the management," he says. "We solved a lot of the problems."

"Some of the tenants couldn't afford to pay the rent," he adds. "As a middleman, we asked them (Bay Group) to just let them move

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The China Trade Center on a weekday morning.

BRA gives go-ahead for Chicago firm to become partner in linkage project

by Robert O'Malley

Metropolitan Structures and Columbia Plaza Associates received tentative approval last week to develop sites in downtown and Roxbury as part of the city's parcel-to-parcel linkage program.

In approving the recently-formed partnership, the Boston Redevelopment Authority gave the developers the go-ahead to begin drawing up more complete plans for the \$400 million pro-

ject proposed for the city-owned Kingston-Bedford garage site and a 6.4 acre Roxbury site adjacent to the new Ruggles Street MBTA Orange Line station.

As part of the parcel-to-parcel linkage process, Columbia Plaza Associates, the minority developer first chosen to develop the site, recently selected Metropolitan Structures of Chicago as its partner in the project.

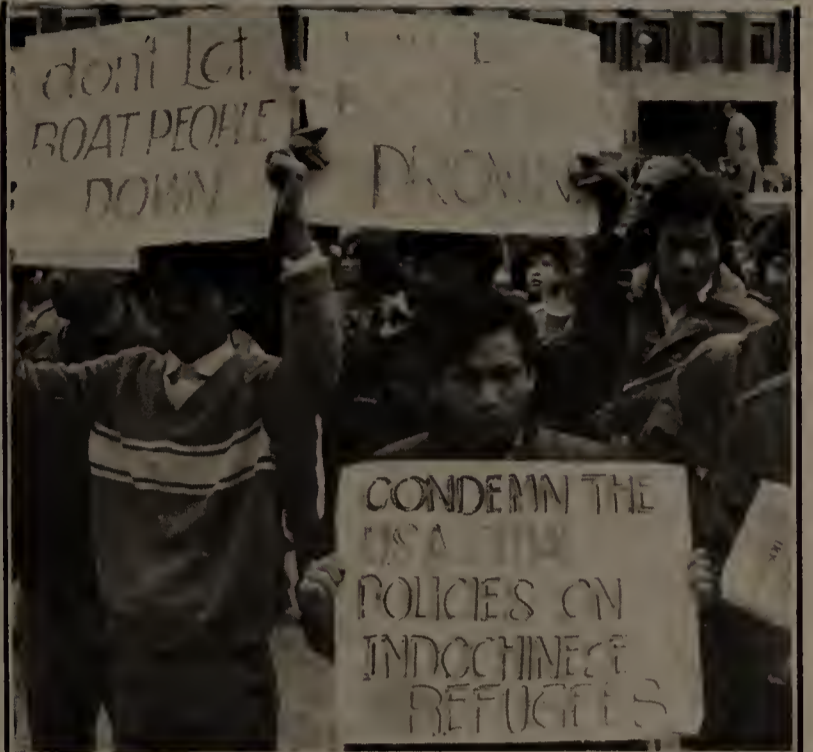
According to the terms of the

agreement, each partner will have a 50 percent equity share in the project, which is the first to be developed under the city's parcel-to-parcel linkage program.

The linkage program is meant to give minority developers the opportunity to take on major projects as well as develop sites in minority neighborhoods.

In linking the development of the two sites, the city assures

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R. O'Malley photo

Southeast Asians demonstrating last week at City Hall Plaza. The group was protesting the Thai government's alleged practice of preventing Vietnamese boat people from landing in Thailand. The group called on the U.S. government to use its influence to stop the practice and to allow more Southeast Asian refugees to enter the U.S.

Immigrant group seeks changes in amnesty law

by Robert O'Malley

With less than two months remaining for illegal immigrants to apply to the federal amnesty program, a chorus of government officials and immigrant rights groups are calling for an extension of the program's May 4 deadline.

At a news conference held earlier this month by the Massachusetts Immigrant and Refugee Advocacy Coalition, a host of government officials and immigrant rights advocates expressed support for a Congressional measure to extend the amnesty deadline to May 1989.

Sponsored by Sen. Edward M. Kennedy and Rep. Charles Schumer (D-New York), and supported by Mayor Flynn and Gov. Dukakis, the legislation is meant to allow more immigrants to apply to the amnesty program, which has so far been unsuccessful in attracting a large percentage of the eligible illegal immigrants thought to be currently residing in the U.S.

In addition, the group is calling for changes in the law that would allow undocumented immigrants who arrived in the U.S. after Jan. 1, 1982 also to seek amnesty.

The current law stipulates that only illegal immigrants who arrived in the U.S. before 1982 are eligible for amnesty.

According to figures supplied by the Immigration and Naturalization Service, only 4,865 of an estimated 60,000 eligible Massachusetts residents have applied to the amnesty program as of Feb. 24.

The amnesty program is only one component of the Immigration Reform and Control Act of 1986, a measure meant to crack down on illegal immigrants by

imposing sanctions on employers who hire them.

According to INS figures, 167 Chinese in Massachusetts have applied for amnesty under the law, making it the fifth largest group to take part in the program. There are, however, no figures available on the number of eligible Asians who have yet to apply for amnesty.

Nationwide, only 1,221,231 of an estimated 3.9 million undocumented immigrants have applied for amnesty, according to recent INS figures.

Muriel Heiberger, executive director of MIRA, said a number of factors have made the Boston area especially slow in attracting illegal immigrants to the amnesty program.

"The INS campaign has been poor," she said. "Here the public campaign is only just getting underway."

In addition, the ethnic diversity of the illegal immigrants in the area makes it more difficult to mount a focused effort to reach them, she said.

Moreover, many immigrants in the area can't apply because "migration to the northeast has been a fairly recent phenomenon and many have come here after 1982 and just aren't eligible," she added.

In supporting changes in the law that would offer amnesty to undocumented immigrants who came here after January 1982, Heiberger explained that failure to include them in the amnesty program would create "a new sub-class of people" who would be forced to live in the shadow of the law.

"These people have been living in these communities and probably will remain here

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Trade Center

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few shops in the mall," Yu says.

According to several tenants, a number of disputes arose between management and tenants during the center's first year of operation. The disputes involved such issues as lower rents, inadequate lighting and signs, and ineffective promotion.

"The first year there was a war in here," says Anthony Gigante, owner of Marco Polo Pizza and Scoops Ice Cream. "It was crazy. There were a lot of first time owners."

Gigante, however, believes the merchants themselves were partly responsible for much of the trouble, contending that they weren't selling the right products and as a result couldn't pay their rent.

Although Alan So, co-owner of Ikebana, a tropical fish shop, is willing to admit that Gigante is at least partly right, he also believes that management was often insensitive to tenants' needs, contending that they were often left out of the decision-making process.

"We wanted more lighting," he says, "so the landlord actual-

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New York Chinese
Photo-Type Co.
Printer:
Charles River Publishing Inc.

The Sampan is a nonprofit, nonpartisan, biweekly newspaper published by the Chinese American Civic Association Inc. and supported by a volunteer staff.

The Sampan welcomes all donations which are tax-deductible. Send letters, guest commentaries, news items, calendar events, advertising and other information for publication to 90 Tyler St., Boston 02111 (617) 426-9492. Include a number where information can be verified as needed.

Advertising Rates: \$7.50 per column inch, \$120 per quarter page, \$225 per half page and \$414 per full page. There are surcharges for translation and/or typesetting. Discounts are available for long term advertisers.

The Sampan is mailed free within the U.S. upon request via third class postage (a \$10 donation is requested per year to pay for mailing costs).

ISSN: 0738-4467

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ly did do something about it, but they did it on their own and had professionals come in."

Moreover, So explains, tenants were initially told the basement and first two floors of the center would be used for retail space, but the center's entire second floor now is either unoccupied or used for offices.

When the center first opened, he adds, management mounted a substantial marketing campaign, but they have since told him that all the budgeted promotional money has already been spent.

So, however, admits both sides were partly to blame for the disputes. "The landlord didn't really cooperate with the tenants and the tenants didn't really cooperate with the landlord," he says.

Sheldon Yong, So's partner in Ikebana, agrees that poor communication between the mostly Asian tenants and the management was at least part of the problem.

At the same time, however, Yong believes several other factors can be blamed for the trade center's troubles, including failure of shop keepers to sell the

right products, the proximity of the Combat Zone and the atmosphere created on Boylston Street by indigents who frequent St. Francis House and often congregate near the building.

Bay Group officials, meanwhile, suggest that tenants have exaggerated some of the problems that developed at the center.

According to Harry Standel, a Bay Group principal, the management company has tried to address complaints in a sensible way, explaining that steps were taken to make improvements when tenants complained about such things as signs and lighting. Rent, he says, was lowered for tenants on a number of occasions in an effort to help them survive.

Both Standel and Robert Yelton, another Bay Group principal, say some of the original merchants weren't offering the kind of products that would appeal to potential customers—especially those from Chinatown who would be most likely to shop at the center. Many merchants, he adds, didn't have enough capital to carry them through the start-up

period.

While So says tenants were told when the building opened that the second floor would be leased as retail space, Yelton suggests that is no longer the case.

"We rent space to whoever



Lunchtime at China Trade Center.

wants to rent it," he says. "Some people realize it's better to be a dentist on the second floor of that building."

Dawn Boulay, the trade center's business manager, said Bay Group spent \$300,000 on promotion the first year the center opened, but no money is available for promotion at the present because lower rent revenues have forced a reduction in the promotion budget.

Both Standel and Yelton, meanwhile, are confident that business at the China Trade Center will eventually improve, especially if F.D. Rich and A.W. Perry follow through with plans to develop a proposed Commonwealth Center on a nearby site.

Meanwhile, William Chen, who worked as a consultant on the China Trade Center for Bay Group, says a lot of small business people lost money during the first two years the trade center was opened.

"I sympathize with all the entrepreneurs," says Chen, "all the small business people who lost their money."

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CEDC

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out"even though they had signed leases.

Sung says he "always talked to Bay Group" when tenants came to him with their problems, though he admits that CEDC has limited control over the management of the building as part of its agreement with the Bay Group.

Sung says his group originally entered the agreement with the Bay Group after Wang Laboratories Inc. decided not to lease the space in the Boylston Street building and CEDC couldn't finance the trade center project on its own.

Although the roughly \$14 to \$16 lease rate for retail space is relatively low compared to the \$35 or more rates for space in nearby buildings, Sung admits that "in the last two years, most of the tenants moved out."

"Right now, from the original tenants, only three or four tenants are left," he says. "I know their business isn't very good."

Still, says Sung, F.D. Rich's proposed new Commonwealth Center development nearby would make the area more inviting to shoppers.

"We are pretty confident that one day China Trade Center will be successful," he says. "If these tenants can survive for two or three years, they will, shall we say, be paid."

"I am very optimistic about the future of the China Trade Center," he adds, "but right now we can't do too much."

Linkage

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that a choice downtown site is developed only if a project in a minority neighborhood is carried out at the same time.

In choosing Met Structures as

its partner in the project, Columbia Plaza Associates, a group consisting for the most part of black and Chinese-American investors, has turned to a firm that has developed Illinois Center in Chicago, the nation's largest mixed-use development.

According to Harold Jensen, a general partner in the firm, Met Structures has been "pursuing parcel-to-parcel projects for two years" now. He said the firm was drawn to the Boston project because of the mix of monetary and social rewards it offered.

"We have been looking for a large project in the Boston area that would justify our opening an office in Boston," said Jensen, whose firm is a division of the Metropolitan Life Insurance Co. Jensen said that the "innovative" linkage project would be a large and difficult one but added that "an excellent chemistry has developed" between his firm and its partner, Columbia Plaza Associates.

Carol Lee, a member of the

Chinatown Neighborhood Council who recently made a trip to inspect other Met Structure projects, said she was satisfied with the choice.

"I saw their work as very, very high quality," she said. "And their commitment to the community seemed very, very strong."

Current plans call for the construction of two office towers on the Kingston-Bedford site and a mixed-use project to include office, retail, hotel and parking space at the Roxbury site.

As part of the project, the Chinatown and Roxbury communities would receive a number of benefits, including contributions to community development trusts; the hiring and training of minority workers; the setting aside of space at each site for minority businesses; provision for child care facilities; and contributions toward affordable housing.



Daniel Lam at MIRA press conference.

Amnesty

Continued from Page 1

because they simply cannot go back," she said.

According to a number of immigrant rights advocates who spoke at the press conference, the current amnesty program has the following shortcomings:

- * Immigrants are still mistrustful of the INS and are often afraid to come forward to apply for amnesty.

- * Some immigrants are afraid to reveal information about illegal family members who are not eligible for amnesty even though the law stipulates that any information collected in the application process cannot be used against them.

- * Immigrants are intimidated by the lengthy application process, which involves documenting their presence here prior to 1982. Applicants must provide rent receipts, pay stubs and other proof of residency that are often difficult to collect.

According to Daniel Lam, director of the state Office for Refugees and Immigrants, a neighborhood campaign is now underway to provide immigrants with additional information on the amnesty program as the deadline approaches.

Lam said people will be distributing information and holding meetings on the program in ethnic neighborhoods throughout the state.

Chau-ming Lee, executive director of the Chinese American Civic Association, speculated that most people in the Asian community who are qualified to apply for amnesty have already come forward.

"We believe that the Asian Community is very concerned about its legal status," he said. "They want to be legalized, no matter what."

According to Lee, the C.A.C.A. has helped to process the cases of about 67 Asians who have applied for amnesty, while another 70 people, including non-Asians, have come to the organization seeking help.

Lee said some of the problems with the application process include: difficulty in getting employers to write letters for workers who have been paid "under the table"; fear that action will be taken against them if they apply for amnesty but are found to be unqualified; slowness in processing applications; and an unpredictable system of approving residency documentation supplied by applicants.

Lee believes the amnesty program should be extended for another year and opened up to immigrants who entered the country after the January 1, 1982 deadline.

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Community Calendar

Voices from the Corridor, March 19. A dramatic presentation based on oral histories of 30 long-time residents of Boston's neighborhoods from Chinatown to Jamaica Plain. Performances will be presented at 2 pm and 8 pm at the Tower Auditorium, Massachusetts College of Art, 621 Huntington Ave., Boston. Admission is free. Call (617) 262-2246 for more information.

Asian Film Festival. Asian CineVision, Inc. is now accepting entries for its 11th annual Asian American International Film Festival. Deadline for entries is March 30, 1988. Entries must be 16mm or 35mm films by Asian or Asian American filmmakers.

Video copies can be submitted for preview purposes only. Submissions and further inquiries should be sent to: The Exhibition Director at Asian CineVision, 32 East Broadway, N.Y., N.Y. 10002 (212) 925-8685.

In its first decade, the AAIFF has had world premiere screenings of prominent Asian American films, such as "Chan is Missing," "Freckled Rice" and "Mississippi Triangle."

Health Fair, April 8. The South Cove Community Health Center, 885 Washinton St., will

sponsor a health fair from 9 am to 5 pm. Free multiple screening tests will be administered. Optional blood chemistry tests will be administered for a \$10 fee. It's recommended that people who plan to have the blood test fast for six hours.

Dragon Boat Festival Meeting, March 16. A meeting will be held at 6:30 pm in the Quincy School Cafeteria, 885 Washington St., for people who want to perform, row boats or have a community table at this year's June 11th festival.

Chinese Culture Programs. The Evergreen Chinese Women's Club will present programs at the Belmont Day School, 55 Day School Ln., Belmont, April 4, from 9:45-11:45; and at the Central School, William St., Stoneham, May 9, from 9:30-11:30. For more information call Catherine Hsu at 944-7469 or Nancy Peng 662-6581.

Mandala Folk Dance Ensemble, April 29-May 1. The ensemble - now in its 22nd year - will perform dances from 13 countries, including China. The performances will be held at John Hancock Hall, 180 Berkeley St., at 8 pm on the 29th, 2 pm and 8 pm on the 30th, and 2 pm on the 1st. A one-hour school matinee will be held April 29 at 10:15 am. Ticket prices range from \$7.50-\$15. For more information call (617) 868-3641.

Bidding opens on housing project

by Robert O'Malley

The Boston Redevelopment Authority last week began the process of seeking a developer to build affordable housing on the largest piece of city-owned land in Chinatown.

Known as Parcel R-3/R-3A, the site has recently been made available following the dismantling of the elevated Orange Line.

The site consists of approximately 80,000 square feet of land bounded by Washington Street, Oak Street and Marginal Road.

According to Ron Fong, BRA project manager, the proposal will be the first of roughly five projects to increase the amount of affordable housing in Chinatown - one of the city's most crowded neighborhoods.

The BRA's request for proposal will require developers to include plans for a minimum of 225 units, with roughly half of them for family housing and about a quarter for elderly housing.

In addition, the plan will require that at least one-third of the residential units be available for affordable to low-income households; one-third for affordable to moderate-income households; and the final third for people at market rates.

Besides housing, the plan calls for the relocation of the South

Cove YMCA as well as the inclusion of retail and community service space, open space and parking facilities.

According to the BRA proposal, the project may contain rental, homeownership and/or cooperative housing.

A building currently at the site would be removed and the BRA property sold to the developer for "a price that will allow them to afford affordable housing," Fong said.

According to Fong, the project would probably be partly financed by an estimated \$2.5 million contribution from the developers of the Kingston-Bedford/Roxbury parcel-to-parcel linkage project.

Other funds to finance the project would come from linkage money from other proposed developments, including a possible \$6.5 million from F.D. Rich, which is proposing the

Commonwealth Center development at a site close to Chinatown.

Developers have 90 days to respond to the RFP, said Fong. "We are giving selection preference to community development corporations, non-profits, minority enterprises and joint ventures of such," he added.

The next issue of *Sampan* will be published on April 6, 1988.

Press releases and advertisements which require translation, typesetting or artwork are accepted up to Tue., March 29 at 5 p.m.

Camera-ready advertisements are accepted up to Fri., April 1 at 5 p.m.

Eighteen men guilty on gaming charges

Eighteen Asian males were found guilty on gaming charges in Boston Municipal Court following their arrest in Chinatown earlier this month.

Fined \$50 each in their March 8 arraignment, the men were arrested March 5 at 27 Beach St., 2nd floor.

According to police, five hand guns and \$1,961 in cash were seized in the Saturday night raid, which was carried out by the department's drug investigation unit as part of an ongoing investigation.

Also seized in the raid were a cellular telephone, five message beepers and other gaming apparatus, police said.

The men arrested ranged in age from 21 to 45, according to police.

Jamaica Plain/Roxbury

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Application Deadline: March 31, 1988

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Info: Contact Rosanna Shih at 426-9492

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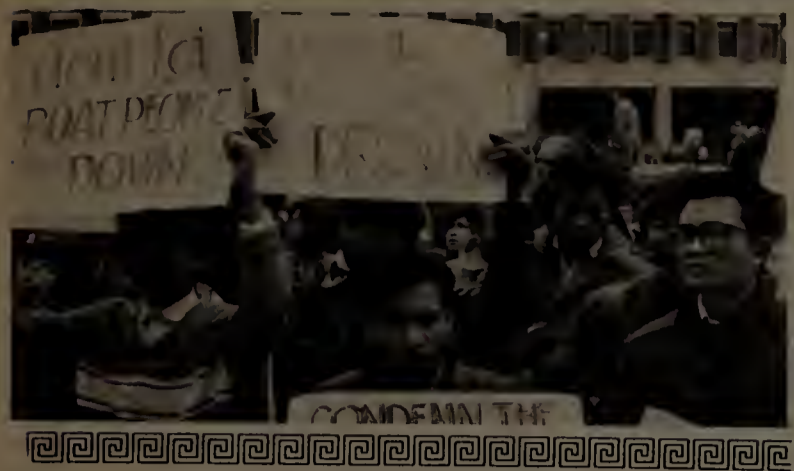
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March 16, 23, April 6, 13
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March 20, April 3, 10

For information: 426-9492

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深信貿易中心 將踏上成功之途

——上接第一版——

他並說當租戶對他提出任何困難時，他總是與貝公司相談。宋君亦承認在華經會與貝公司的合同同意華經會在樓業管理方面具有有限性的控制權。

宋君稱華經會在王安電腦公司取消租用該樓意向，並在籌聚經費不足發展後方才同意與貝公司合作。

以租金來講，在中華貿易大樓周圍的辦公室用地通常收取每方呎卅五元的租金，而該樓祇收取每方呎十四至十六元的租金，宋君承認「在過去兩年中，大部份租戶已經遷出。」

在原先租用店舖的廿幾家商戶中，現今祇剩三、四家仍留原地。宋君說：「我知道他們的生意亦不怎麼好。」但宋君亦懷著期望。他說近來在籌

圖為三月十日越裔難民在政府中心廣場示威遊行，反對泰國政府不顧人道將一百四十名即將上岸之越裔船民扔回海中以至死亡，並對在泰國境內的越裔難民加以拘禁並施以毒刑。二百餘名示威人士要求甘迺迪參議員施以援手。(本刊攝)

劃階段由F·W·RICHI提出的一項在中華貿易大樓附近的樓業發展計劃將會使得該地段地區更吸引顧客。

「我們深信中華貿易中心有朝一日將會成功」宋君表示：如果這些商戶能支撐二、三年的時間他們將會得到好的成果。他並樂觀的期待中華貿易中心的商業將繼續回昇，並踏上成功之途。

回顧貿易中心進展 租戶期盼改進管理

——上接第一版——

時情形混亂的原因是有許多店舖老闆是首次開門營業之故。

記君認為這些問題的癥結源於有些租戶銷售的貨品不適以致無法推銷來繳付租金。

熱帶魚商店的合夥人蘇君表示樓業管理單位時常對租戶的需要不甚敏感，而且租戶未能參與其策劃決定的過程。

蘇君表示：我們要更多些燈光，房東應需加添了些射明設備；但他們自己擅自獨行，並聘任射明專家來作。

另外，管理單位曾告訴租戶該一、二層的舖位將由銷售商店所佔及完全租出，但現今情況並非如此。

蘇君並謂在中華貿易中心開業初期時，管理單位曾展開一連串的宣傳活動，但後來樓業管理單位在完全開銷了宣傳預算的經費後，告訴租戶(沒錢作宣傳了。)

同時蘇君認為二方意見溝通上漸有問題。蘇君說：「房東並未能真正的與租戶合作，而租戶亦未能真正的與房東合作。」

蘇君合伙人翁君也認為問題的一部分源於亞裔租戶與管理單位雙方意見傳達不足。

除此之外，翁君並認為下列因素亦造成影響中華貿易大樓生意不前的原因：未能促使租戶銷售適當的貨品，與紅燈區並肩相鄰，聖法蘭西斯救濟機構收客之貧困流浪者在大樓前聚集等等。

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華醫主辦健康檢查及展覽

推行健身、防病計劃

華人醫務中心將於四月八日星期五在該中心舉辦每年一次之健康檢查及展覽會。屆時將有心理健康、家庭計劃、營養及波城老人事務處各部門之教育資料展覽。除此之外，並有各項免費健康檢查，例如：體重、身高、血壓、貧血、視力、足疾、牙齒及口腔、癌症等檢查；另有自由參加之血液化驗，其中包括血球數量及容積、血糖、膽固醇、脂肪、腎病、肝病、鐵質、尿酸、痛風。

燃料補助申請

提早於四月十五截止

華美福利會將繼往年例，續協辦燃料補助計劃的申請。凡符合入息條件的人士可申請其冬季之燃料用費：例如油費、煤氣費或電費等等。

今年的燃料補助計劃因聯邦經費削減的緣故將縮短二週之申請，提早於四月十五日結束所有申請手續。同時申請資格亦稍作調整，請於申請時詳細閱讀。

除了華美福利會之外，主辦單位之波士頓社區行動委員會並在波市各社區有廿八處接受協辦此項燃料補助申請。有關詳情請電：三五七六〇〇〇分機二八六詢問。

不畏批判的業餘作家

戴厚英教授

上海大學中文系副教授戴厚英女士，藉來美國探望女兒之便，於三月三日晚七時半，經中華公所前主席黃兆英先生的推介，受邀到大波士頓中華文化協會活動中心演講。

戴厚英女士對五十多位與會聽眾敘述她成為業餘作家的原因和經歷。由於她的詩人朋友在文化大革命中受迫害而死，引起她在一九七八年寫出「詩人之死」這本小說。一方面為宣洩她內心的悲痛；另一方面她借這本小說，探討文化大革命中知識份子的遭遇。這本小說的出版，使她受到兩次批判，被指責過於揭露人生的黑暗面，提倡人道主義，同時寫作手法及文筆太過新潮。

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廿五日截止申請

美國郵政局定於三月廿五日截止報名郵員考試。凡經報名後通過考試者將被先後陸續分派至郵員職位。據悉在未來二年中，郵局將會有一百三十名的空缺。報名條件，需為美國公民，年齡在十八歲以上，並具高中畢業的教育程度。

龍舟慶典籌備

本年龍舟端午節慶典預定於六月十一日舉行。推動人員將於本月十六日晚六時半在華埠昆市小學邀請各位有興趣參加表演、賽舟、攤位展示的協助人士出席籌備會議，以作籌備事宜並共商細節。

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經過多年來拆除橙棧地鐵的高空鐵架後，往年穿越華埠屋街、瑪律街至麻州收費高速公路的舊鐵軌地段已清除。

根據重建局官員鄭先生表示，此一定名為R3/R3A，位於華盛頓街瑪律街及屋街的地段係目前該局籌劃在華埠五項重建計劃之一。其地段亦最廣，共約佔八萬平方呎。

重建局已決定於九月十日內招收發展商的建議計劃。凡有興趣投資發展此塊地皮的發展商均可於這九十日的限期內，向該局索取表格及基本資料來申請。

目前重建局對此新樓已訂有數項基本要求。其中包括建樓後將提供至少二百廿五戶住屋，其中約半需為家庭住戶所用，四分之一為耆英住屋。另外所

有屋宅將分三種方式出租：低入息家庭、中等入息家庭及市價。除了租屋外，重建局的基本條件並要求撥出部份屋宅讓屋主購買居住。

除此之外，重建局並希望新樓包括商店、社區活動、公眾場所、廣場及泊車場之處。目前華埠青年會有意計劃，自泰勒斯街舊址搬入新樓，且已獲重建局首肯。

在重建局於這九十日收集各發展商提出的建議計劃後，將循規展開計劃審核。在後期並與華埠社區議會及有關人士交換意見，舉行公聽會，聽取環境污染及交通影響報告等符合市府所訂的程序法規。

對於揀選發展商的條件來說，重建局鄭君對本刊表示「我將給來自社區的、非牟利的、由少數民族組合的，合作

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盼求延遲一年申請期限放鬆入境時限申請資格

官民群聲呼籲延期以惠申請

距離五月四日非法移民大赦申請截止日期尚有二月之際，一群擁護移民權益的政府官員公開呼籲立法當局延遲截止日期，並放鬆申請資格以惠及八二年後非法入境之移民。

在三月四日由麻州擁護移民與難民聯盟所主辦的記者招待會中，杜卡克斯州長與波市市長的代表紛紛出席發言，支持延遲大赦截止，日期一年至一九八九年五月。同時他們並要求放鬆大赦資格，由八二年前來美的人士擴延至八二年後來美的人士均可受惠。

根據去年隨經立法通過實施之大赦條例所訂，凡在八二年一月一日前非法進入美國境內者得於本年五月四日前循規入紙申請大赦。

就目前來說，麻州甘迺迪參議員與紐約州的修瑪參議員已撰稿推動此一延期截止及放鬆資格的立法新提案。

照全國數字來看，在估計的三百九

投資計劃的發展商作有選擇性的優先權。

目前此八萬平方呎的地段包括一幢重建局的舊樓，以及由重建局租出的二個泊車場。

在財政方面，發展商得提出其資金來源資料，購地價目，大致的建議計劃及建築費用數額等等。

重建局的鄭先生表示可能將由京士頓、布萊福及勞士布瑞的建築計劃中依市府法規而獲得大約二百五十萬元的捐贈。另外可能由新近提出的康門維英計劃中獲得六百五十萬元的贈款。

國際協會招生

波士頓國際協會春季英文班及入籍班定於三月廿八日正式開課，並於廿一日至廿三日上午十時至晚上八時接受報名註冊。

英文班將設不同等級的教授，以迎合學生程度。教授內容包括會話、聆聽、了解、文法構造、閱讀及寫作。

國際協會係一非牟利機構，於波士頓區服務來自世界各角落的移民已達百餘年之歷史。

該會詢問電話：五三六—一〇八一

偷竊、娼妓、勒索、警方反應遲緩

亞裔居民反映社區安全意見

三月三日，波市警局代表，警局亞裔協調員及華埠社區議會在中公所內舉行會議，聽取亞裔居民提出目前面臨之治安難題。

該日提出之難題涉及娼妓、破屋偷竊、九一一報警後反應緩慢、亞裔青年收保護費等。

根據華埠某一團體之匿名會員在會中指出，曾有青年間中進入該會會址及其他鄰近社區團體會址索取保護費。

他並稱有時他們會帶槍而入。

波市警局羅必周沙那在會中就此事表示反應，強調祇有向警方報告，才可遏抑這種勒索的行為。

其它由亞裔社區人士向波市警局反映的事件包括下列幾項：

- 在撥緊急求助電話九一一後，警方反應緩慢，有時不諳英語人士在電話交談中有語言困難。一位居民抱怨說，有次他在撥九一一，一直等到電話鈴響了廿次後方有人接應。
- 羅必周沙那告之與會者稱，波市警局已撥款購買一組最新電腦控制之電話系統，預期於本年底裝備完妥開始應用。
- 在哈臣街後巷近來有多宗破屋偷竊案件發生。居民要求警局於凌晨二時至六時期間在附近巡邏。
- 娼妓在尼倫街、哈臣街、哈佛街，及泰勒斯街附近尋客。居民抱怨娼妓等人在這幾個街口中巡迴流蕩。
- 公路村居民抱怨警局對該村的報警反應緩慢。

Imperial Teahouse

京都酒家 正宗粵菜

波城華埠必珠街 電話：(617)426-8543

一律歡迎 堂食外賣 取價公道 用料上乘 隨意小酌 晚飯宵夜 經濟和菜 早午茶市

喜筵壽酌 社團聯歡

70 BEACH ST BOSTON MA 02111

歡迎外地旅行團，如預早定座，可得九折優待

“我害怕向移民局申請大赦 因為我可能不符合資格”

有些人相信：去申請合法居留身份是没有用的。雖然他們是在1982年一月以前就到達美國的，但是因為有些原因，他們申請合法居留身份，可能會被拒絕。因此，他們害怕向移民局提出申請。

假如上述情形是你目前的處境，請在你決定申請或不申請時，詢問任何一個由移民局指定的教會或社團之自願組織，請他們協助你。在那裏，你將可找到許多精通法律及了解有關大赦各種情況的專家，幫助你解決問題。這些自願組織所提供幫助你的意見，並非承諾；並且，他們對於所有你的資料將嚴格保密，絕對不會給你帶來任何風險。

問：我曾經被逮捕過，這是否會造成我不符資格？

答：沒關係。有法律明文規定你可以申請，即使你曾經被捕，自願組織將能提供意見給你這種特殊個案。

問：我没有移民局要求的證明文件，我將怎麼辦？

答：你可以向自願組織請求協助。只要你能提供簡單的資料能證明你是持續在這裡居住，他們很可能可以幫助你辦理担保申請。並且如果不可以辦理的話，他們也將讓你如何取得必要的資料。

問：假如我在申請書上提及我的家人，是否會對我的家庭造成問題？

答：絕對不會。你可以在申請書上回答所有問題，不用害怕。根據法律，所有你提供的真實資料，不能做為反對你或反對你家人之用。除此之外，自願組織對你所做的諮詢詢問是嚴格保密的。

問：我如何去找一個教會或社團團體幫助我提供意見？

答：你可以向任何一個移民局辦事處索取一份自願組織的名單，或者撥免費電話1-800-777-7700並索取第七類表。

在你決定不去申請前，瞭解你自己的實況是十分重要的。請將你的情況及處境與專門人士研商，並把握這居留合法化的機會，切勿延誤，在五月四日前去申請。



舢舨雙週

第十六卷 第十期

出版人：黃美利
波士頓華埠街九十號
電話四二六·九四九二
編輯顧問：舢舨委員會
中文編輯：黃小蘭
英文編輯：奧瑪亞
廣告：譚雲燕
字：余君齡
印：紐約中文打字公司
Charles River Publishing Co.

國際期刊統一編號：0738-4467

惠登廣告
請電

426·9492

二年光陰荏苒 商戶去留任由

回顧中華貿易中心進展

租戶期盼管理改進顧客上門

當中華貿易中心於八六年二月舉行剪綵典禮開幕時，華裔社區視為擴張華埠及縮小紅燈區的一大里程碑。

但在兩年營業後，此以亞洲貿易為主題的商業中心不但失去了許多東方色彩，不少原先的商業租戶一齊紛紛遷移。

除了底層的餐廳有相當的午餐生意外，中心內其它商家生意並沒有車水馬龍的情形出現。

另外原先預為販賣業商戶佔用的第二層樓門舖，現在不是空著，就是被改裝為辦公室。

此具有一百零一年歷史的中華貿易大樓位於波尤士頓及華盛頓交界處。中華貿易中心是由華人經濟發展協會（華經會）及波尤士頓發展有限公司（華經會）及波尤士頓發展有限公司（華經會）攜手發展。後者為波尤士頓之貝公司之分公司。

根據兩者簽訂之同意書所提，華經會為該樓所佔地皮之擁有者；而貝公司則為該幢大樓樓之擁有者，並負責管理樓業。

樓內商戶及發展者雙方向本刊表示，目前中華貿易中心尚未臻營業理想的原因涉及多方面的緣由。最主要的阻礙是紅燈區仍然在其周圍，以致中心之商業在這二年中未得成功。

「我不能照此繼續營業下去」，一位位於一樓之服裝並營裁縫的商戶東主康曲諾君表示。「我希望這地區愈變愈好，但是就營業來說，這是死氣沉沉。你可以問，這層樓每一個人，他們會給你同樣的反應。」

當大多數住戶同意紅燈區是一大原因之時，有些租戶齊聲建議提出其它使得

深信貿易中心將踏上成功之途

華經會創業並表樂觀、值得冒險

當攜手與貝公司合作發展中華貿易中心初際，華人經濟發展協會已經知道該樓址與紅燈區比鄰的事實將對中心商業的發展有所影響。

但根據華經會執行主任宋育對本刊表示，因為開辦中華貿易中心一舉將會把華埠擴展至紅燈區地段，並驅黃業遷出市區，這項冒險是值得的。

「華經會的主要目標是探求如何擴張華埠，因為華埠早已逼擠不堪。」宋君稱「我們（華經會）是採取實際行動的第一個機構。」

根據宋君表示，華經會官員在開始籌劃此貿易中心計劃時，已知道在吸引顧客入門一事上將會有困難。

生意不前的因素：例如大樓的內部設計、名稱，以及貝公司未能適當的對外宣傳等。

根據樓內亞洲旅行社的余君表示「（門面落地）玻璃窗上根本就沒有東西。人們根本不知道樓內有什麼？」他說：「他們沒有大招牌。」

貝公司宣稱花費卅萬作宣傳 應求改進招牌照明設備並減租

貝公司對過去兩年來中華貿易中心租客所提出的抱怨表示有部份是過於誇張的。

根據貝公司一位主要合夥人史登得先生向本刊表示，他們曾經多番試著耐心的來應付處理這些問題。他們已就招牌、照明設備上不週之處加以改善。並曾多次減低租金。

至於顧客不多以至中心內商業清淡的原因，史先生與貝公司另一夥人堯頓先生兩者均宣稱在原先一批租戶中，有

中華貿易中心現有麻州州府租用頂層四樓及其它辦公室租用其它舖位來看，中華貿易中心在租出辦公地段來說，可算得是相當成功。但宋君承認在承讓商戶店舖部份則未能及得上辦公室部份的成功。

宋君稱：「租戶與管理單位之間是有問題存在，我們已經解決了許多問題。」

「有些租戶不能履行租約付租金，以一個中間者的身份，我們要求管理單位讓租戶搬出去就算了。」宋君對本刊表示。

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另外，余君並表示當人群進來用午餐時，他們就祇下樓到地下室餐館聚集之處，在用餐完畢後上樓不經商業舖位就離開了，……他們根本不知道二樓還有店舖。

除了內部設計及不夠招牌外，余君並對二樓舖位漸被改裝為寫字樓的趨向表示惋惜：「不值得讓顧客走進這購物中心而祇發現祇有幾家商店。」

根據多位租戶表示，這二年中租戶與樓業管理公司之間有幾項不合的意見。一般來說，其中包括減低租金、燈光不足、招牌不夠、宣傳不當等。

「第一年這裏就像有爭戰。」匹薩及冰淇淋店的老闆記剛對本刊表示當

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些商店銷售的貨品未能吸引顧客，尤其是那些來自唐人街想在貿易中心內購物的顧客。另外，許多商戶並沒有充份資金來維持創業階段所需的支出。

關於租戶指出貝公司曾說貿易中心的二樓將完全是售貨店舖一事，堯頓先生稱目前情形已經改變了。

「誰要租舖，我們就租給誰。」他說：「有些人明白有位牙醫在二樓開設診所是比較好的。」

另外，貿易中心的營業經理包舊女士就招牌事件表示立場。她說貝公司在聽取一些租客用月曆後面的空白處來提出他們的招牌計劃後，貝公司決意聘用專業負責招牌設計者來作改進。租客提出的招牌計劃是臨時湊成的初稿與亂筆。

包舊女士表示貝公司在開張後第一年中已經花了卅萬元的宣傳費。目前宣傳經費被減的緣故是因為減低租金後收入不敷而致。

貝公司兩位合夥人都深信中華貿易中心的生意將會改善。尤其在附近二宗籌劃中的改建計劃付諸事實後，貿易中心的生意將會更好。

許多原先租用中心店舖的客戶都未獲得盈利。開幕前被聘任作租戶經紀的陳文驥先生對本刊表示許多小型商業在貿易中心的頭二年中都虧了本。他說：「我同情所有虧了本的小型商戶。」

中華藝文苑於二月廿七日舉辦元宵燈節，慶祝並舉行燈籠製作比賽。圖為獲得小學組第一名的余蕾絲麗。
(本刊攝)



編者小啓

舢舨雙週於二月十九日舉行酬謝義工人員聚餐，承諸位在過去一年中協助舢舨中英文之稿及廣告排版之熱心人員在百忙夜中抽空蒞臨參加，實感榮幸！舢舨謹此向多位因故未能參加的詩詞與文藝界前輩致謝，並盼諸位繼續大力支持。

舢舨雙週前任編輯楊學明女士與夫婿林雄生君於日前喜獲千金。舢舨同仁謹此恭賀！

本刊上任主編王誌信君因轉任新職而辭去編輯之職。舢舨編輯委員會除贈微禮聊表謝意外，並在此祝王君萬里。在本刊尋得適當人選擔任中文編輯一職之前，將暫時由舢舨編輯委員會會長余黃小娜兼代。並請各位有意申請或推薦候選人者，參閱本刊廣告，或賜函或撥電話與本刊聯絡。

本刊盼請各位亞裔社區人士繼十五年來支持這份非牟利、客觀報導、立場中立、以社區權益為宗旨，及紐英倫區印發的唯一雙語及社區刊物的熱忱，連續鼎力支持。如有新聞稿件或消息時，請逕函本刊或電四二六·九四九二。多謝！